



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2408607
Applicant Name : Mike Yukevich for Shilshole Development, LLC
Address of Proposal: 31 A Etruria Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one (1) parcel into three (3) unit lots (unit lot subdivision) in an Environmentally Critical Area. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. The construction of townhouses been approved under Project #2402657/745156.

The following approvals are required:

Short Subdivision - To subdivide one existing parcel into three (3) unit lots.
(Chapter 23.24, Seattle Municipal Code).

SEPA – Environmental Determination (Seattle Municipal Code Chapter 25.05)

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

This 3,848 square foot subject site (the “parent lot”) is a rectangular lot zoned Lowrise 3 (L-3) located on the south side of Etruria Street. Construction of one (1), three-unit townhouse

building is currently occurring on the subject property. This property is on the north side of an existing alley running east-west from Warren Avenue North to Queen Anne North, between Etruria Street and Florentia Street. The abutting 16' wide alley is partially improved with an approximately 13' wide asphalt paved roadway. The subject property includes pedestrian access to Etruria Street via a 5' wide ingress/egress easement along the westerly property line of the neighboring property (Lot 11). Etruria Street is considered a non-arterial street, improved with sidewalks, curbs and gutters on both sides of the street. This site is located in a mapped critical area due to steep slope and potential landslide area. The site slopes gently downward from the alley towards the subject property's north boundary line; and continues to slope downward towards the street.

The subject property and the surrounding properties to the north, east and west are all zoned L-3; and beyond Etruria Street the zone is Commercial (C2-40). The properties to the south across the existing alley are zoned Lowrise 1(L-1). Development in the immediate area primarily consists of single family residences, multi-family structures, warehouses and commercial retail.

Proposal Description

The applicant proposes to subdivide one 3,848 square foot parcel (the "parent lot") into three unit lots with the following lot areas: Unit Lot A) 1,314 square feet, Unit Lot B) 976 square feet; and Unit Lot C) 1,558 square feet in an L-3 zone. The subject site fronts on a 16' wide alley. Vehicular access to all four units would be provided via an existing alley.

A Master Use Permit for the construction of one (1) three-unit townhouse structure has been reviewed and approved (Master Use Permit #2402657/745156). The subject of this analysis and decision is limited to the subdivision of land.

Public Comments

The comment period for this proposal ended on December 29, 2004. During the public comment period, DPD received no comments related to this project.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following (applicable) criteria to determine whether to grant condition or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*

The underlying construction permit for three (3) townhouse units in one structure has been reviewed and approved (Master Use Permit #2402657/745156). This related application was reviewed to ensure that it met all applicable provisions of the Land Use Code including density, lot coverage, setbacks, open space, parking, and access.

The proposed unit lot subdivision would allow separate ownership of the land associated with each of the three townhouse units. This purpose is consistent with the provisions of SMC 23.24.045, Unit lot subdivisions.

2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*

The three proposed unit lots would have vehicular access via an existing 16' wide alley. The Seattle Fire Department has reviewed and conditionally approved the proposed unit lot subdivision for adequate emergency vehicle access.

All private utilities are available in this area. Seattle City Light would provide electrical service to the proposed short plat. City Light reviewed the proposal and has requested an easement to provide electrical facilities and service to the proposed lots. The requested easement (P.M. #250313-4-030) should be added to the face of the short plat prior to recording.

Therefore, this short plat provides for adequate access for vehicles, utilities, and fire protection.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of utility service is assured subject to standard conditions of utility extension.

The short plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate was issued on December 10th, 2004 (WAC ID No. 2004-1872). All conditions on the certificate must be met prior to receiving water service.

At the time of the building permit application review, the DPD Site Development staff confirmed that public sanitary sewer is available and is of adequate capacity for sanitary discharge from new construction on this ULS site. A Side Sewer Permit has been issued (or will be issued) for connection of the project's side sewer to the public sewer. The Side Sewer Permit includes (or will include) the necessary easement and connection agreement documents.

In addition, plan review requirements were made at the time of construction permit review in accordance with any applicable stormwater ordinances in effect at that time.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed development would have adequate access for vehicles, utilities, and fire protection and has adequate drainage, water supply, and sanitary sewage disposal. An easement or covenant should be recorded with the final plat to ensure that addresses for Unit Lots A, B and C are visible from Etruria Street. The easement or covenant should ensure that address signage is both permitted and maintained.

Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

The proposed subdivision is located in an environmentally critical area so the unit lot subdivision is subject to the provisions of the Environmentally Critical Areas Ordinance. A topographic survey with an environmentally critical areas delineation and buffer has been submitted with this application along with the geotechnical report which was reviewed for the permit to construct the three-unit townhouse structure (Master Use Permit #2402657/745156). However, no construction is proposed under this unit lot subdivision and no environmentally critical areas will be disturbed under this application. Therefore, no additional environmentally critical areas review is required for this unit lot subdivision.

6. *Is designed to maximize the retention of existing trees.*

Landscape and open space requirements were reviewed under the related construction permit (Master Use Permit #2402657/745156).

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

The provisions of SMC Section 23.24.045 are as follows:

- A. *The provisions of this section apply exclusively to the unit subdivision of land for townhouses, cottage housing developments, residential cluster developments, and single-family residences in zones where such uses are permitted.*

The subject proposal would establish separate lots for three townhouses in a Lowrise 3 zone, thus falling within the provisions of SMC 23.24.045.

- B. *Sites developed or proposed to be developed with dwelling units listed in subsection A above, may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private, usable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves.*

A related construction permit for townhouse development was reviewed and approved under a related construction permit (Master Use Permit #2402657/745156). That related development proposal must continue to meet applicable development standards as a whole. Usable private open space for each dwelling unit is shown on both the related construction application and the survey site plan.

- C. *Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.*

In order to assure proper control of future platting actions, additions or modifications to structure(s) on the subject site, a condition should be placed on the face of the plat as outlined under Criterion 'F' below.

- D. *Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard space for cottage housing), and other similar features, as recorded with the Director of the King County Department of Records and Elections.*

A joint use and maintenance agreement for the proposed ingress, egress, and utility easement has been included on the short plat documents and should also be included on the final documents for recording.

- E. *Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the Director of King County Development of Records and Elections.*

Parking would be provided on each unit lot with access to parking spaces via a 16' wide alley.

- F. *The facts that the unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the Director of the King County Department of Records and Elections.*

Review of this application shows that the proposed short subdivision would conform to applicable standards of SMC 23.24.045 and to applicable standards for unit lot subdivisions for townhouses in an L-3 zone. To assure that future owners have constructive notice that additional development may be limited; the applicant should add a note to the face of the plat that reads as follows: "*The lots created by this unit subdivision are not separate buildable lots. Additional development on these unit lots in this unit subdivision may be limited as a result of the application of development standards to their parent lot pursuant to applicable provisions of the Seattle Land Use Code.*"

8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*

The existing development consists of (1) three-unit townhouse structure in an L-3 zone; therefore, this provision is not applicable.

SUMMARY - SHORT SUBDIVISION

The proposed unit lot subdivision would meet all applicable requirements of SMC Chapter 23.24, Short Plats. The underlying development, when considered as a whole, meets all applicable standards set forth in the Land Use Code. The proposed unit subdivision would be provided with adequate pedestrian and vehicular access and with public and private utilities. Adequate provisions for water supply and sanitary sewage disposal have been proposed for each lot, and service is assured, subject to standard conditions governing utility extensions. Adequate provisions for drainage control have also been provided.

DECISION – UNIT LOT SUBDIVISION

The proposed Unit Lot Subdivision is **CONDITIONALLY GRANTED**.

ANALYSIS – SEPA

The proposal site is located in an environmentally critical area-steep slope and potential slide area, thus the application is not exempt from SEPA review. However, SMC 25.05.908 provides that the scope of environmental review of projects within critical areas shall be limited to: 1) documenting whether the proposal is consistent with the City's Environmentally Critical Areas (ECA) regulations in SMC 25.09; and 2) Evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations. This review includes identifying additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and other applicable environmental laws.

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated November 21, 2004. The information in the checklist, pertinent public comment, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The Department of Planning and Development has analyzed the environmental checklist submitted by the project applicant; and reviewed the project plans and any additional information in the file. As indicated in this analysis, this action will result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, *“Where City regulations have been adopted to address and environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation”* subject to some limitations. Under such limitations/circumstances (SMC 25.05.665) mitigation can be considered. A more detailed discussion of the potential impacts from this short plat follows.

Short-Term and Long-Term Impacts

The three-unit structure is existing and no construction is proposed for this unit lot subdivision application. Therefore, no short-term or long-term impacts are anticipated as a result of approval of the unit lot subdivision.

Earth

The site is located in a mapped environmentally critical area due to steep slopes, potential slide area, and riparian corridor. The unit lot subdivision application would create two lots from the existing lot by creating a new lot line between the lots. No construction is proposed for the unit lot subdivision and there will be no ground disturbance of the site so no impacts to the earth are expected.

Summary

In conclusion, several adverse effects on the environment are anticipated from the proposal. However, specific impacts identified in the foregoing analysis have been mitigated by existing codes and ordinances, per adopted City policies. Therefore, no additional SEPA conditions have been imposed on this short plat.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determine to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2) (c).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2) (c).

CONDITIONS – SEPA

None required.

CONDITIONS – UNIT LOT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and any necessary fees.
3. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page ____ of ____.”
4. Add the following note to the face of the plat: *“The lots created by this unit subdivision are not separate buildable lots. Additional development on these unit lots in this unit subdivision may be limited as a result of the application of development standards to their parent lot pursuant to applicable provisions of the Seattle Land Use Code.”*
5. Provide a joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and all ingress, egress, and utility easements.
6. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (as described in Exhibit “A” P.M. #250313-4-030) on the final short subdivision.
7. Include an easement to provide for water service as required by Seattle Public Utilities for the Water Availability Certificate dated December 10, 2004 (WAC ID No. 2004-1872).
8. Provide an area to allow for the posting of address signage for Unit Lots A, B and C at a location visible from Etruria Street and provide a covenant and/or an easement to ensure that address signage can be maintained.

Prior to Issuance of any Building Permit

The owner(s) and/or responsible party(s) shall

1. Attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: _____ (signature on file) Date: March 3, 2005
Tamara Garrett, Land Use Planner

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